

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MASSACHUSETTS  
(Western Division)

In re:

GKS CORPORATION

Debtor.

Chapter 11

Case No. 19-30998-EDK

**ONEPOINT PARTNERS, LLC'S SERVICES PERFORMED REPORT**  
**[JULY 2020]**

The Debtor, in accordance with this Court's order authorizing the Debtor's engagement of OnePoint Partners, LLC [Doc. No. 75], hereby submits OnePoint's services performed report for the month of July, 2020, constituting the attached time and activity reports of Messrs. Toby Shea (Chief Restructuring Officer), Rob Fallon (Executive Director), and Jamie Spencer (Interim Chief Financial Officer).

Dated: August 13, 2020

GKS CORPORATION,

By its attorneys,

/s/ A. Davis Whitesell

Michael J. Goldberg (BBO #551869)

A. Davis Whitesell (BBO #551462)

David Koha (BBO #679689)

Casner & Edwards, LLP

303 Congress Street

Boston, MA 02210

Tel: 617-426-5900

Email: whitesell@casneredwards.com

Toby Shea

July 2020 Services Performed

Date	Category	Work Performed	Time-CRO
1-Jul-20	CRO	Strategy - review of CW analysis re septic costs	1.00
1-Jul-20	CRO	Strategy - call re planning for Valstone septic call	0.75
2-Jul-20	CRO	Ownership weekly ownership call	0.50
2-Jul-20	CRO	Strategy - call (#2) re planning for Valstone septic call	0.50
2-Jul-20	CRO	Strategy - group call with Valstone re septic solutions	1.00
3-Jul-20	CRO	Manageme call with Rob re operational topics	1.00
3-Jul-20	CRO	Strategy - draft resident letter	1.00
6-Jul-20	CRO	Strategy - review, comment on resident letter edits	0.75
6-Jul-20	CRO	Strategy - emails, responses to Benchmark questions, review of revised resident	1.00
7-Jul-20	CRO	Strategy - misc emails and calls re APA, septic, and Valstone inquiries	1.50
7-Jul-20	CRO	Strategy - call with Scribner capital re potential interest in acquisition	1.50
8-Jul-20	CRO	Ownership call with ownership to discuss tone and approach with Valstone	1.00
8-Jul-20	CRO	Strategy - responding to Valstone DD questions and info requested	1.00
8-Jul-20	CRO	Strategy - call with CW re capital for NFP bidders, finalizing response to Valstone	1.00
8-Jul-20	CRO	Strategy - review and comment on committee resident letter	1.00
9-Jul-20	CRO	Strategy - weekly ownership call	0.75
9-Jul-20	CRO	Strategy - call with Valstone re DD items/questions	1.50
10-Jul-20	CRO	Strategy - weekly internal call	1.00
10-Jul-20	CRO	Strategy - call with Valstone to review capex items and budget (again)	1.00
12-Jul-20	CRO	Strategy - call with Valstone counsel re APA issues	1.75
13-Jul-20	CRO	Financial Review of financials for bank distribution	1.00
13-Jul-20	CRO	Financial call with JS to review DIP budget and financial questions, projected	1.50
13-Jul-20	CRO	Strategy - review of ACOP and Title V requirements to ensure compliance per	0.50
14-Jul-20	CRO	Manageme call with Rob re operational topics	0.50
14-Jul-20	CRO	Strategy - call with Valstone re final DD issues	1.00
14-Jul-20	CRO	Strategy - call with Valstone counsel re APA issues	0.50
14-Jul-20	CRO	Strategy - call with Casner re valstone and life lease issues	0.50
15-Jul-20	CRO	Strategy - call with Casner re septic issue and Valstone call with town	1.00
15-Jul-20	CRO	Strategy - call with Valstone re septic issue	1.00
16-Jul-20	CRO	Financial review of MOR and bank financials	1.00
16-Jul-20	CRO	Ownership weekly ownership call	0.50
16-Jul-20	CRO	Strategy - call with Casner re life leases and MOR	0.50
16-Jul-20	CRO	Strategy - call with Valstone	0.50
16-Jul-20	CRO	Strategy - misc calls with Valstone on finalizing DD and APA items	2.00
17-Jul-20	CRO	Strategy - weekly internal call	0.75
17-Jul-20	CRO	Strategy - call with Cushman re Valstone negotiations	0.25
17-Jul-20	CRO	Strategy - call with Casner, Cushman re Valstone negotiations	0.50
17-Jul-20	CRO	Strategy - call with Casner, Cushman re zoning	0.25
17-Jul-20	CRO	Strategy - calls with Casner & Cushman, emails to ownership, emails to Valstone	1.00
18-Jul-20	CRO	Manageme call with Rob re operational topics	1.00
18-Jul-20	CRO	Strategy - call with Valstone re next steps - committee mtg, residency agmt	1.00
19-Jul-20	CRO	Strategy - misc emails and calls re survey, APA and marketing process	1.50
19-Jul-20	CRO	Strategy - review of contact list, added names for the solicitation	1.00
20-Jul-20	CRO	Strategy - call with Casner and CW re survey, APA and next steps	0.50
21-Jul-20	CRO	Manageme touch base with Rob re operational items	1.00
23-Jul-20	CRO	Ownership weekly ownership call	0.50
24-Jul-20	CRO	Strategy - call with Cushman re buyer inquiries	1.00
24-Jul-20	CRO	Strategy - answering DD questions, info requests for Valstone, emails	1.00
27-Jul-20	CRO	Strategy - call with CW re status of data room (going live this week)	1.00
28-Jul-20	CRO	Strategy - review of data room materials with CW to finalize	1.00

Date	Exec Dir	Work performance	Time	Time Travel
1-Jul	ED	oil tank inspection	1	
	ED	Replacement order for sprinkler heads in W. Springfield	1.5	
	ED	letter to elder abuse in MA	1.5	
	ED	Interior design consultant search	1.5	
	Ed	Kyle Scott of Southwick communication	1	
2-Jul	ED	Ryan and grounds meeting	1	
	ED	Repair of generator	2	
	ED	meet with Anthony and Felicia	1	
	ED	Resident meeting x 3	1.5	
	ED	M. Feinstein communications	1	
	Travel	Southwick to Lincoln		1.75
6-Jul	Travel	Lincoln to Southwick		1.75
	ED	June Time sheet	2	
	ED	providing written repair bids for DD	2	
	ED	Naomi meeting on travel	1	
	ED	resident meetings	1.5	
	ED	AL meetings	1	
7-Jul	ED	Fall report to EOEA	1	
	ED	Oil/ gas conversion discussion	1.5	
	ED	Cold water pump repair	1	
	ED	Unidine contract extension meet	1	
	ED	Resident meet	1	
8-Jul	ED	oil tank meeting and consult	1	
	ED	generator repair onsite	1	
	ED	Wells Fargo Bobcat lease	1	
	ED	Dick Williams communication	1	
	ED	AL department meeting	1	
9-Jul	ED	AL meetings	1	
	ED	M. Feinstein visit	2	
	ED	Al meeting follow up	1	
	ED	maintenance meeting	1	
	ED	One point letter to Residents	1.5	
	Travel	Southwick to Lincoln		1.75
10-Jul	ED	One point call	1	
	ED	Wellesley Design Communication	1	
13-Jul	travel	Lincoln to Southwick		1.75
	ED	M. Feinstein correspondence	1	
	ED	Dan Keyser for General star Insurance	2.5	
	ED	June time sheet	1.5	

	ED	Dining operations meet	1	
14-Jul	ED	Managers meeting	1	
	ED	Gates file and title coverage	1	
	ED	Septic Consent order document	1	
	ED	PTO policy - Benchmark DD	1	
	ED	Personal belongings letter	1	
	ED	Resident meetings	1.5	
15-Jul	ED	Dick Williams meet	1	
	ED	Personal Belongings letter	1	
	ED	Two prospective residents tour	1.5	
	ED	Life lease documents	1	
	ED	Lizzie meeting	1	
	ED	Resident communications	1	
16-Jul	ED	Fall prevention Policy	1.5	
	ED	Life lease documents	1	
	ED	new prospect tour	1	
	ED	meetings Felicia, Tony and Sue	1	
	ED	Title Insurance/ Rubin documents	1	
	Travel	Southwick to Lincoln		1.75
17-Jul	ED	One point meeting	1	
	ED	Naomi Correspondence on fall Policy	1	
20-Jul	Travel	Lincoln to Southwick		1.75
	ED	Rubin Documents for MG.	1	
	ED	Elder Abuse report to state	2	
	ED	EOEA correspondence	1	
	ED	Fall prevention Inservice	1.5	
21-Jul	ED	Managers meeting	2	
	ED	Three CORIs	1	
	ED	Highland Valley meet	1.5	
	ED	Delinquent letters to residents	1.5	
	ED	Family personal items correspondence	1	
	ED	M. Feinstein correspondence	1	
22-Jul	ED	Operations report	1.5	
	ED	resident meet re: Delinquent letter	1	
	ED	Maintenance meet on sun damaged siding	1	
	ED	Peggy woods meeting	1.5	
	ED	July operations report	1	
23-Jul	ED	Operations report	1.5	
	ED	Resident meet on delinquent rent	1	
	ED	Ownership call	1	
	ED	AL meeting	1	
	Travel	Southwick to Lincoln		1.75
27-Jul	Travel	Lincoln to Southwick		1.75

	ED	Tillie F communication	1	
	ED	Dotty P. communication	1	
	ED	AL meeting	1.25	
	ED	Resident prospect	0.5	
	ED	Grounds/Maintenance	2	
28-Jul	ED	Mangers meeting	1.5	
	ED	COVID preparation guidelines	1	
	ED	Tony and Naomi meet on AL Policy	1	
	ED	Peggy Woods meeting	1	
	ED	Lizzie meet on activities programs	1	
	ED	Guidelines for restarting housekeeping services	1.5	
29-Jul	ED	staff meeting - COVID	1	
	ED	Al visitor guidelines	1.5	
	ED	Audit meet with Felicia	1	
	ED	expense preparation	1	
	ED	updated addresses for past residents	1	
	ED	Maintenance/grounds team meet	1	
	ED	COVID update letter to residents	1.5	
30-Jul	ED	Unidine meeting on end of bankruptcy	1.5	
	ED	Ownership call	1	
	ED	Resident meetings	1	
	ED	Two meetings on potential residents	1	
	Travel	Southwick to Lincoln		1.75

Case 19-30998 Doc 147 Filed 08/13/20 Entered 08/13/20 12:48:42 Desc Main Document Page 6 of 7  
 Jamie Spencer Services Performed  
 July 2020

Date	Hours	Category	Work Performed
7/1/2020	4	Bankruptcy	Updated rent roll - scrubbing
7/1/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/3/2020	1	Bankruptcy	Due Diligence
7/6/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/7/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/8/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/9/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/9/2020	0.5	Bankruptcy	Ownership call
7/9/2020	0.75	Bankruptcy	Request from buyer counsel regarding contracts and open balances. Research, respond.
7/10/2020	2	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/10/2020	1	Bankruptcy	Connect with team on deal status.
7/13/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/14/2020	2	Bankruptcy	Preparation of MOR
7/15/2020	8	Bankruptcy	Preparation of MOR
7/16/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/16/2020	2	Bankruptcy	Due diligence
7/17/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/17/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/20/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/20/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/21/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/21/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/22/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/22/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/23/2020	2	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/23/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/23/2020	2	Bankruptcy	Due diligence
7/24/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/24/2020	2	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/27/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/27/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/28/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/28/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/29/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/29/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/30/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/30/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.
7/30/2020	0.5	Accounting	Ownership call
7/30/2020	1	Bankruptcy	Scrub list of vendors/contracts
7/31/2020	1	Bankruptcy	General admin, e-mails, inquiry response, etc.
7/31/2020	1	Accounting	General admin of accounting, invoice review with Felicia, etc.

**CERTIFICATE OF SERVICE**

I, A. Davis Whitesell, hereby certify that on this 13<sup>th</sup> day of August, 2020 I caused a copy of the foregoing ***OnePoint Partners, LLC's Services Performed Report [July 2020]*** to be served by email through the Court's CM/ECF system to the registered users thereof in this Chapter 11 case, including counsel to the United States Trustee and counsel to the Creditors' Committee.

Dated: August 13, 2020

/s/ A. Davis Whitesell

A. Davis Whitesell (BBO #551462)  
Casner & Edwards, LLP  
303 Congress Street  
Boston, MA 02210  
Tel: 617-426-5900  
Email: whitesell@casneredwards.com